

Greenfield City Council
July 21, 2021
219th Regular Meeting
7:00 p.m.
Webex Conferencing System

To join via computer:

<https://greenfieldma.my.webex.com/greenfieldma.my/j.php?MTID=m643890ee8a3763e9c473a3227e65f97c>

To join via phone:

+1-408-418-9388 United States Toll

Access code: 132 735 8693

AGENDA

(Updated 7-19-2021 – 10 am)

1. Call to Order -

CHAIRS STATEMENT: This meeting is being recorded and videotaped by the City Council and GCTV-15. If any other persons present are doing the same you must notify the chairperson at this time.

2. Roll Call of Members

3. Pledge of Allegiance (voluntary)

4. Approve the June 17 & June 23, 2021, City Council meeting minutes. **(Pg. 3)**

5. Communications from Superintendent of Schools and School Committee

6. Communications from Mayor, City Officers and Employees

7. Communications from other City Employees as needed, by invitation:

- Fernando Fleury, Director of IT for the City of Greenfield
- Nick Ring, Executive Director of GCTV-15

8. Public Comment

9. Public Hearing(s) and Second Reading(s): **(Pg. 15)**

- Repurpose \$20, 431.92 from Previous Authorization FY19-122 from the Repair of Green River Road to Paving Mackin Avenue.

10. Motions, Orders, and Resolutions

- I. Amend Rules of Procedure §565-2. Rule 2, Meetings; A: Regular Meetings, to Change Start Time of City Council Meetings to 6:00 pm. **(Pg. 16)**
 - II. Accept the PACE Act as defined under MGL C23M, as set forth in the attached ordinance. **(Pg. 17)**
 - III. Repurpose \$20,431.92 from Previous Authorization FY19-122 from the Repair of Green River Road to Paving Mackin Avenue. **(Pg. 23)**
 - IV. Declaration of Real Estate at 382 Deerfield Street as Surplus Property. **(Pg. 26)**
 - V. Authorize the Greenfield Montague Transportation Area to sell 382 Deerfield street **(Pg. 27)** (Updated 7-19-2021 – 10 am)
 - VI. Resolution to Renew the Crossroads Cultural District. **(Pg. 31)**
 - VII. Accept Gift of Land from the Heirs of Don & Sharon Lorenz of Greenfield located at 0 Bungalow Avenue. **(Pg. 34)**
 - VIII. Authorize Mayor to Sell City Land located at 180 Laurel Street. **(Pg. 36)**
11. Presentation of Petitions and Similar Papers
 12. Report of Committees
 13. Unfinished Business
 14. Old Business
 15. New Business – Council discussion to continue meetings through virtual or in person.
 16. Motions for Reconsideration
 17. Adjournment

EXECUTIVE SESSION MAY BE CALLED

****Please note that the list of topics was comprehensive at the time of posting, however, the public body may consider and take action on unforeseen matters not specifically named in this notice. Posted in accordance with M.G.L.c 30A § 18-25.***

GREENFIELD CITY COUNCIL
Special Meeting Minutes
June 17, 2021

City Hall Meeting Room, 2nd Floor, 14 Court Square

5:30 pm

CALL TO ORDER: Meeting was called to order at 5:30 p.m. by President Ricketts.

CHAIRS STATEMENT: This meeting is being audio recorded and video recorded by the City Council and GCTV-15. If any other persons present are doing the same you must notify the chairperson at this time.

ROLL CALL OF MEMBERS: Roll Call was taken. Councilors Desorgher, Dolan, and Vice President Gilmour were absent.

ALSO PRESENT: Mayor Roxann Wedegartner; Administrative Assistant to the Council Tammy L. Marciel; Chief of Staff Danielle Letourneau; DPW Engineering Supervisor Alan Twarog and GCTV-15 staff.

MOTIONS, ORDERS, AND RESOLUTIONS

Order no. FY 21-103

MOTION: On a motion by Councilor Wheeler, second by Councilor Guin, it was unanimously, **VOTED:** THAT IT BE ORDERED THE CITY COUNCIL, UPON RECOMMENDATION OF MAYOR WEDEGARTNER, ACTING IN ACCORDANCE WITH ITS AUTHORITY SET FORTH IN CHAPTER 43 AND THE GREENFIELD MUNICIPAL CODE AND ACTING PURSUANT TO THE PROVISIONS OF MASSACHUSETTS GENERAL LAWS CHAPTER 79, DOES HEREBY TAKE BY EMINENT DOMAIN ON BEHALF OF THE CITY OF GREENFIELD FOR PUBLIC WAY PURPOSES, THE FOLLOWING DESCRIBED EASEMENTS IN PARCELS OF LAND AS SHOWN ON A PLAN OF LAND ENTITLED "PLAN OF LAND IN GREENFIELD, MA PREPARED FOR CITY OF GREENFIELD, ALTERATION AND EASEMENT PLAN WISDOM WAY & RIVER STREET", DATED OCTOBER 19, 2020, AS PREPARED BY SHERMAN & FRYDRYK, LLC , AS DESCRIBED IN THE ATTACHED "EXHIBIT A".

AND WHEREAS, IT IS NECESSARY TO ACQUIRE TITLE TO CERTAIN PROPERTY, IN ADDITION TO PERMANENT EASEMENTS FOR THE CONSTRUCTION, MAINTENANCE, IMPROVEMENTS, AND FUNCTION OF THE ALTERATION AND EASEMENT PLAN FOR WISDOM WAY & RIVER STREET PROJECT, THE CITY COUNCIL DOES HEREBY TAKE, ON BEHALF OF THE CITY OF GREENFIELD, AS TITLE IN FEE, AND PERMANENT EASEMENTS, AS DESCRIBED IN THE ATTACHED.

AND WHEREAS, IT IS NECESSARY TO TEMPORARILY ACQUIRE ACCESS TO CERTAIN PROPERTY, THE CITY COUNCIL DOES HEREBY ACCEPT THE PROPOSED TEMPORARY ALTERATIONS CONSIST OF ROADWAY IMPROVEMENTS TO PORTIONS WISDOM WAY AND RIVER STREET AS CURRENTLY LAID OUT FOR THE DURATION OF CONSTRUCTION. SPECIFICALLY, THE CITY SHALL TAKE FOR THE DURATION OF THE PROJECT, THE RIGHTS TO ENTER ON AND MAKE SUCH NECESSARY TEMPORARY USE AND IMPROVEMENTS OF THE PROPERTY AS DESCRIBED IN THE ATTACHED.

FOR DAMAGES SUSTAINED BY THE OWNERS OF PROPERTY BY REASON OF THE AFORESAID TAKINGS AND IN ACCORDANCE WITH THE PROVISIONS OF GENERAL

LAWS, CHAPTER 79, SECTION 12, AS AMENDED, AWARDS ARE MADE, AS LISTED ON THE DOCUMENT TITLED "SUMMARY OF DAMAGES JUNE 2021". THE CITY RESERVES THE RIGHT TO AMEND THE AWARDS AT ANY TIME PRIOR TO THE PAYMENT THEREOF FOR GOOD CAUSE SHOWN.

MOTION: On a motion by Councilor Forgey, second by Councilor Guin, it was unanimously,
VOTED: TO SUSPEND THE RULES OF PROCEDURE FOR RECONSIDERATION §565-6B IN REGARDS TO THIS ONE ISSUE

ADJOURNMENT: On a motion by Councilor Forgey, second by Councilor Mayo, it was unanimously
VOTED: TO ADJOURN THE MEETING AT 5:36 P.M.

A true copy,

Attest: _____
Kathryn J. Scott, City Clerk

GREENFIELD CITY COUNCIL MEMBERS

City Hall Meeting Room, 2nd Floor
Special Meeting
June 17, 2021

Attendance

1. Jarvis, Edward	Y					
2. Guin, Daniel	Y					
3. DeSorgher, Virginia	N					
4. Bottomley, John	Y					
5. Dolan, Timothy	N					
6. Gilmour, Sheila	N					
7. Wheeler, Otis	Y					
8. Mayo, Douglas	Y					
9. Hirschfeld, Norman	Y					
10. Elmer, Philip	Y					
11. Forgey, Christine	Y					
12. Ricketts, Penny	Y					
13. Stempel - Rae, Ashley	Y					

GREENFIELD CITY COUNCIL
Regular Meeting Minutes
June 23, 2021

John Zon Community Center, 35 Pleasant Street

7:00 pm

CALL TO ORDER: Meeting was called to order at 7:00 p.m. by President Ricketts.

CHAIRS STATEMENT: This meeting is being recorded and videotaped by the City Council and GCTV-15. If any other persons present are doing the same you must notify the chairperson at this time.

ROLL CALL OF MEMBERS: Roll Call was taken. Councilors Dolan and Wheeler were absent.

ALSO PRESENT: Mayor Roxann Wedegartner; City Clerk Kathryn J. Scott; Finance Director/City Auditor/City Accountant Elizabeth Gilman; School Committee Chairperson Amy Proietti; DPW Director Marlo Warner; Acting Chief Assessor Kimberly Mew; Greenfield Housing Authority Director Thomas Guerino; GCTV-15 staff; Mary Byrne, *the Recorder* and members of the public.

The Pledge of Allegiance was held.

MOTION: On a motion by Councilor Forgey, second by Councilor Mayo, it was, unanimously, **VOTED:** THAT IT BE ORDERED THAT THE GREENFIELD CITY COUNCIL SUSPEND THE RULES OF PROCEDURE, CHAPTER 565; RULE 2: MEETINGS; SECTION A: REGULAR MEETINGS, TO HOLD THE REGULAR CITY COUNCIL MEETING ON JUNE 23, 2021.

ACCEPTANCE OF MINUTES: On a motion by Councilor Mayo, second by Councilor Gilmour, it was unanimously,

VOTED: TO ACCEPT THE CITY COUNCIL MINUTES OF MAY 19, 2021.

COMMUNICATIONS:

SCHOOL SUPERINTENDENT AND SCHOOL COMMITTEE: School Chairperson Proietti reported:

- Thanked Mayor Wedegartner and Councilor Forgey and other members of the Ways & Means Committee for their clear and organized budget process for FY2022.
- Updated the school calendar for the upcoming 2021-2022 academic year to recognize the newly enacted Juneteenth holiday.
- The School had reached an agreement with Unit A Teacher's Union for a 2 (two) year contract that covered from July 1, 2019 through June 30, 2021. The School will resume contract negotiations for the upcoming school year(s).
- Greenfield High School Principal Karin Patenaude had been offered and accepted the assistant superintendant for teaching and learning position within the central office of the schools.
- Approved revised school budget for FY2022 to meet with the Mayor's proposed budget for the schools.
- The search for a new school superintendant had been narrowed down to four final candidates. Further meetings and interviews with student and faculty members would commence on July 6th.

MAYOR, CITY OFFICERS AND EMPLOYEES: Mayor Wedegartner reported the following:

- The City of Greenfield had been chosen by PBS (Public Broadcasting System) to be a featured City on a short 3 to 5 minute documentary segment titled, "Dennis Quaid Viewpoint" that would focus on cities across the country that were viewed as great to live, work and play. The filming would

begin in September and not only run on PBS but would also be picked up by CNN, CNBC, Fox Business News, and other cable outlets.

- Explained to the Council how their decision to vote down the Police Department's \$1,350,000 FY2022 Capital Budget request to improve the conditions of their building would impact the upcoming capital improvement requests for the Police Department for FY2023.
- Received notification from the State of Massachusetts that property they own on 67 Hope Street, also known as "the Armory", would be made available to any public agency for direct public use. The Mayor had expressed interest for the property to be used for market rate/low income housing. Housing Authority Director Thomas Guerino also spoke to the Council regarding the Housing Authority's interest in the property for similar reasons.
 - The property should be used exclusively for low income housing.
 - Who would be responsible for the costs associated with the project of converting the building for the City's use.
- Update on the current state of the City's parks and efforts of the City to maintain them. The Health Department was working with local healthcare providers to establish "pop up clinics" to aid people who were unable to obtain access to provide education, simple care and testing. The Parks and Recreation Department have hired young people to help with the cleanup of the parks and DPW have tried to upkeep with trash collection. The Police Department performs regular checks on day and night shifts and address illegal activity they have witnessed.
 - Appreciation was expressed for the City's efforts to address the conditions and health concerns that have occurred in the City's parks and public buildings.
 - Could additional staff be hired at the DPW, Health and other department to address these issues if funds were readily available.
 - Could the City install more port-a-potties for public use.
 - Does the Police Department continue to collect used discarded needles.
- Union negotiations with the City were in progress with Chief of Staff Danielle Letourneau and Human Resources Director Dianne Letourneau.
- Updates on legal matters the City was involved in.
- Pilot program regarding the Court Square renovation project.

Acting Chief Assessor Mew addressed the Council with a prepared written statement (attached).

- Status on the library construction project.

OTHER CITY EMPLOYEES AS NEEDED, BY INVITATION: None.

PUBLIC COMMENT: No one from the public wished to speak.

PUBLIC HEARINGS: None

MOTIONS, ORDERS, AND RESOLUTIONS

Order no. FY 21-099

MOTION: On a motion by Councilor Gilmour, second by Councilor Mayo, it was,

MOVED: THAT IT BE ORDERED, THAT THE GREENFIELD CITY COUNCIL APPROVES THE ATTACHED RESOLUTION TITLED "A RESOLUTION CONCERNING RACISM, INCLUSION, AND EQUITY IN THE CITY OF GREENFIELD."

Resolution concerning racism, inclusion, and equity in the city of Greenfield

Adopted by a unanimous vote of the Greenfield Democratic Town Committee on January 27, 2021

WHEREAS racism unfairly disadvantages specific individuals and communities, while unfairly giving advantages to other individuals and communities;

WHEREAS racism is a root cause of poverty, injustice and restricts economic mobility;

WHEREAS racism causes persistent discrimination and disparate outcomes in many areas of life, including housing, education, employment, and criminal justice, and is itself a social determinant of health;

WHEREAS police brutality against people of color is a lethal form of racism that devastates and destroys individuals, communities and families;

WHEREAS racism and segregation have exacerbated a health divide resulting in people of color in Massachusetts bearing a disproportionate burden of illness and mortality including COVID-19 infection and death, heart disease, diabetes, and infant mortality;

WHEREAS according to the Southern Poverty Law Center white nationalist hate groups have grown by 55% during the Trump era;

WHEREAS Black, Native American, Asian and Latino residents are more likely to experience poor health outcomes as a consequence of inequities in economic stability, education, physical environment, food, and access to health care and these inequities are, themselves, a result of racism;

WHEREAS the collective prosperity and wellbeing of Greenfield depends upon town leaders confronting racism while committing to policy and system changes;

Now, therefore, be it Resolved, that the Greenfield Democratic Town Committee urge the Mayor, Greenfield City Council and School Committee to:

- (1) Work to reimagine policing by initiating a review of department activity and community needs to include but not limited to review of revenues and spending, analysis of calls and response, engaging community input, and consider divestment from the police budget to investment in a mental health first responder program to increase the amount of non-police interventions;
- (2) Promote equity through enhanced educational efforts aimed at understanding, addressing and dismantling racism and how it affects the delivery of human and social services, economic development and public safety;
- (3) Examine, address, and remedy all practices and policies in Greenfield Public Schools, including but not limited to high-stakes testing and redistricting, to ensure Greenfield's students of color have the same opportunities to thrive as their white peers;
- (4) Create a diverse citizen oversight review board that is tasked with analyzing and improving police officer conduct and relations with communities of color.

President Ricketts introduced her recommendations to amend the resolution as follows (proposed language highlighted in yellow):

Adopted by a unanimous vote of the Greenfield Democratic Town Committee on January 27, 2021

WHEREAS racism unfairly disadvantages specific individuals and communities, while unfairly giving advantages to other individuals and communities;

WHEREAS racism is a root cause of poverty, injustice and restricts economic mobility;

WHEREAS racism causes persistent discrimination and disparate outcomes in many areas of life, including housing, education, employment, and criminal justice, and is itself a social determinant of health;

WHEREAS police brutality against people of color is a lethal form of racism that devastates and destroys individuals, communities and families;

WHEREAS racism and segregation have exacerbated a health divide resulting in people of color in Massachusetts bearing a disproportionate burden of illness and mortality including COVID-19 infection and death, heart disease, diabetes, and infant mortality;

WHEREAS according to the Southern Poverty Law Center white nationalist hate groups have grown by 55% during the Trump era;

WHEREAS Black, Native American, Asian and Latino residents are more likely to experience poor health outcomes as a consequence of inequities in economic stability, education, physical environment, food, and access to health care and these inequities are, themselves, a result of racism;

WHEREAS the collective prosperity and wellbeing of Greenfield depends upon town leaders confronting racism while committing to policy and system changes;

Now, therefore, be it Resolved, that the Greenfield Democratic Town Committee urge the Mayor, Greenfield City Council and School Committee to:

(1) Work to reimagine policing by initiating a review of department activity and community needs to include but not limited to review of revenues and spending, analysis of calls and response, engaging community input, and consider divestment from the police budget to investment in a mental health first responder program to increase the amount of non-police interventions;

(2) Promote equity through enhanced educational efforts aimed at understanding, addressing and dismantling racism and how it affects the delivery of human and social services, economic development and public safety;

(3) Examine, address, and remedy all practices and policies in Greenfield Public Schools, including but not limited to high-stakes testing and redistricting, to ensure Greenfield's students of color have the same opportunities to thrive as their white peers;

(4) Create a diverse citizen oversight review board that is tasked with analyzing and improving police officer conduct and relations with communities of color.

MOTION: On a motion by Councilor Guin, second by Councilor Stempel, it was,
MOVED: TO AMEND RESOLUTION AS SUGGESTED BY PRESIDENT RICKETTS.

DISCUSSION: Councilor Guin reported the Appointments & Ordinances Committee forwarded this to City Council without a recommendation. It was noted that the language in the resolution contained requests the Council had no authority to impose on City departments or State agencies. A few of the issues mentioned in the resolution would be addressed through an ordinance amendment. The writer of the original resolution did not appear before the Council to present rational for submitting the resolution.

It was by majority, 10 yes, 1 abstention,
VOTED: TO APPROVE AMENDMENTS.

Order No. FY21-099, as amended, was on the floor: THAT IT BE ORDERED, THAT THE GREENFIELD CITY COUNCIL APPROVES THE ATTACHED RESOLUTION TITLED “A RESOLUTION CONCERNING RACISM, INCLUSION, AND EQUITY IN THE CITY OF GREENFIELD.”

Adopted by a unanimous vote of the Greenfield Democratic Town Committee on January 27, 2021

WHEREAS racism unfairly disadvantages specific individuals and communities, while unfairly giving advantages to other individuals and communities;

WHEREAS racism is a root cause of poverty, injustice and restricts economic mobility;

WHEREAS racism causes persistent discrimination and disparate outcomes in many areas of life, including housing, education, employment, and criminal justice, and is itself a social determinant of health;

WHEREAS police brutality against people of color is a lethal form of racism that devastates and destroys individuals, communities and families;

WHEREAS racism and segregation have exacerbated a health divide resulting in people of color in Massachusetts bearing a disproportionate burden of illness and mortality including COVID-19 infection and death, heart disease, diabetes, and infant mortality;

WHEREAS according to the Southern Poverty Law Center white nationalist hate groups have grown by 55% during the Trump era;

WHEREAS Black, Native American, Asian and Latino residents are more likely to experience poor health outcomes as a consequence of inequities in economic stability, education, physical environment, food, and access to health care and these inequities are, themselves, a result of racism;

WHEREAS the collective prosperity and wellbeing of Greenfield depends upon town leaders confronting racism while committing to policy and system changes;

Now, therefore, be it Resolved, that the Greenfield Democratic Town Committee urge the Mayor, Greenfield City Council and School Committee to:

(1) Work to reimagine policing by initiating a review of department activity and community needs to include but not limited to review of revenues and spending, analysis of calls and response, engaging community input, and consider divestment from the police budget to investment in a mental health first responder program to increase the amount of non-police interventions;

(2) Promote equity through enhanced educational efforts aimed at understanding, addressing and dismantling racism and how it affects the delivery of human and social services, economic development and public safety;

(3) Examine, address, and remedy all practices and policies in Greenfield Public Schools, including but not limited to high-stakes testing and redistricting, to ensure Greenfield's students of color have the same opportunities to thrive as their white peers;

(4) Create a diverse citizen oversight review board that is tasked with analyzing and improving police officer conduct and relations with communities of color.

It was by majority, 10 yes, 1 abstention,
VOTED: TO APPROVE ORDER NO. FY21-099, AS AMENDED.

Order no. FY 021-098

MOTION: On a motion by Councilor Guin, second by Councilor Forgey, it was unanimously,

VOTED: THAT IT BE ORDERED, THAT IN ACCORDANCE WITH GREENFIELD HOME RULE CHARTER, SECTION 2-8(b) THE GREENFIELD CITY COUNCIL RE-ELECTS KATHRYN J SCOTT AS CITY CLERK FOR A TERM OF THREE YEARS EFFECTIVE JULY 1, 2021 THROUGH JUNE 30, 2024.

Order no. FY 21-104

MOTION: On a motion by Councilor Guin, second by Councilor Jarvis, it was,

MOVED: THAT IT BE ORDERED, THAT THE GREENFIELD CITY COUNCIL, PURSUANT TO CHARTER SECTION 2-10, AFFIRMS THE FOLLOWING APPOINTMENTS AND RE-APPOINTMENT BY THE MAYOR:

Conservation Commission – Christin McDonough – Term Expires December 31, 2022 (remaining portion of Johnathan Griffin’s term.)

Cemetery Commission – Erin Bohannon – Term Expires June 30, 2024

Council on Aging – Margot Peck – Term Expires December 31, 2022 (short term to maintain term schedule.)

Sustainable Greenfield Implementation Committee – MJ Adams – Term Expires June 30, 2024 (Re-Appointment.)

DISCUSSION: Councilor Guin reported the Appointments and Ordinances Committee forwarded a unanimous positive recommendation.

It was unanimously,

VOTED: TO APPROVE ORDER NO. FY21-104.

Order no. FY 21-109

MOTION: On a motion by Councilor Guin, second by Councilor Forgey, it was,

MOVED: THAT IT BE ORDERED, THAT THE GREENFIELD CITY COUNCIL, PURSUANT TO CHARTER SECTION 2-10, AFFIRMS THE FOLLOWING APPOINTMENT BY THE MAYOR TO THE GREENFIELD MONTAGUE TRANSPORTATION AUTHORITY: DANIELLE LETOURNEAU, FOR A TERM SUCCESSOR QUALIFIED.

DISCUSSION: Councilor Guin reported the Appointments and Ordinances Committee forwarded a unanimous positive recommendation.

It was unanimously,

VOTED: TO APPROVE ORDER NO. FY21-109.

Order no. FY 21-106

MOTION: On a motion by Councilor Forgey, second by Councilor Desorgher, it was,

MOVED: THAT IT BE ORDERED, THE CITY COUNCIL, UPON RECOMMENDATION OF MAYOR WEDEGARTNER, THE SUM OF \$10,000 BE TRANSFERRED FROM THE FOLLOWING FY21 ACCOUNT:

01009160.5181	MEDICARE PAYROLL TAX	\$10,000
	TOTAL:	\$10,000

TO THE FOLLOWING FY21 ACCOUNTS AS FOLLOWS:

01001580.5318	TAX TITLE FILINGS	\$6,000
0100752.5925	SHORT TERM INTEREST	\$4,000
	TOTAL:	\$10,000

DISCUSSION: Councilor Forgey noted this order was not forwarded to Ways & Means for a recommendation.

It was unanimously,

VOTED: TO APPROVE ORDER NO. FY21-106.

Order no. FY 21- 107

MOTION: On a motion by Councilor Forgey, second by Councilor Gilmour, it was unanimously,

VOTED: THAT IT BE ORDERED, THE CITY COUNCIL, UPON RECOMMENDATION OF MAYOR WEDEGARTNER, THE SUM OF \$10,000 TO BE TRANSFERRED FROM FY21 ENERGY DEPARTMENT ACCOUNT AS FOLLOWS:

01001970.521112	HIGH SCHOOL ELECTRIC	\$10,000
	TOTAL:	\$10,000

TO THE FOLLOWING FY21 LEGAL ACCOUNT AS FOLLOWS:

01001510.5302	TOWN (CITY) ATTORNEY	\$10,000
	TOTAL:	\$10,000

DISCUSSION: Councilor Forgey noted this order was not forwarded to Ways & Means for a recommendation.

It was unanimously,

VOTED: TO APPROVE ORDER NO. FY21-107.

President Ricketts left the rail at 9:14 pm. Meeting commenced with Vice President Gilmour.

Order no. FY 21-101

MOTION: On a motion by Councilor Desorgher, second by Councilor Forgey, it was,

MOVED: THAT IT BE ORDERED, THE CITY COUNCIL, UPON RECOMMENDATION OF MAYOR WEDEGARTNER, ACCEPT A GIFT OF LAND FROM EDYTHE D. HARRIS, TRUSTEE OF THE HARRIS LIVING TRUST OF GREENFIELD, PART OF R23-53 AS DESCRIBED IN THE PROPOSED BOUNDARY LINE AGREEMENT AND RELEASE BETWEEN THE CITY OF GREENFIELD AND EDYTHE D. HARRIS, TRUSTEE OF THE HARRIS LIVING TRUST OF GREENFIELD OWNER OF THE PREMISES KNOWN AS 24 ARBOR DRIVE, GREENFIELD, MASSACHUSETTS.

DISCUSSION: Councilor Desorgher reported the Economic Development Committee forwarded a unanimous positive recommendation.

It was unanimously,

VOTED: TO APPROVE ORDER NO. FY21-101.

President Ricketts returned to the rail at 9:17 pm.

Order no. FY 21-105A 1

MOTION: On a motion by Councilor Desorgher, second by Councilor Mayo, it was,

MOVED: THAT IT BE ORDERED, THAT THE GREENFIELD CITY COUNCIL DECLARES REAL ESTATE AT 402 MAIN STREET, BEING SHOWN ON ASSESSORS MAP 56, LOT 2- 0, TO BE SURPLUS PROPERTY AND TRANSFERS SAID PROPERTY TO THE MAYOR FOR SALE.

DISCUSSION: Councilor Desorgher reported the Economic Development Committee forwarded a unanimous positive recommendation. It was noted that the property was the old Public Library Building and therefore listed on the Historical Register. Concern was raised as to whether a stipulation would be included in the agreement with a potential buyer to maintain the building in accordance with historic preservation. Once the sale was complete and the funds from the sale received, the monies would be deposited into the City's revolving fund for sale of real estate.

It was unanimously,

VOTED: TO APPROVE ORDER NO. FY21-105A1.

Order no. FY 21-105A 2

MOTION: On a motion by Councilor Desorgher, second by Councilor Jarvis, it was,

MOVED: THAT IT BE ORDERED, THE CITY COUNCIL, UPON RECOMMENDATION OF MAYOR WEDEGARTNER, AUTHORIZE THE MAYOR TO BEGIN SEEKING A BUYER FOR 402 MAIN ST., THE EXISTING GREENFIELD PUBLIC LIBRARY PROPERTY, BASED ON CITY OF GREENFIELD STANDARD OPERATING PROCEDURE RE0001-03-M, POLICY ON SALE, LEASE, OR OPTION OF CITY OWNED LAND.

DISCUSSION: Councilor Desorgher reported the Economic Development Committee forwarded a unanimous positive recommendation.

It was unanimously,

VOTED: TO APPROVE ORDER NO. FY21-105A2.

PRESENTATION OF PETITIONS AND SIMILAR PAPERS - None.

REPORTS OF COMMITTEES

COMMUNITY RELATIONS AND EDUCATION COMMITTEE – None

ECONOMIC DEVELOPMENT COMMITTEE – Chairperson Desorgher reported the members of the Economic Development Committee were voluntarily introducing themselves to new business owners in Greenfield. She noted that the business owners expressed their appreciation for the Economic Development's outreach to them.

APPOINTMENTS AND ORDINANCE COMMITTEE- Chairperson Guin clarified the actions of the Committee accepting the Charter Review Committee report at their June meeting and the proper procedures to present this to the Council moving forward.

WAYS AND MEANS COMMITTEE – None

TREASURER REPORT None

UNFINISHED BUSINESS: None.

OLD BUSINESS: None.

NEW BUSINESS: Councilor Forgey held the following first reading:

City Council – First Reading- June 23, 2021

- Repurpose \$20, 431.92 from Previous Authorization FY19-122 from the Repair of Green River Road to Paving Mackin Avenue.

President Guin requested a page of the Council meeting minutes be dedicated to Michael Murphy, who was a major contributor in Greenfield and creator of Murphy Park.

MOTIONS FOR RECONSIDERATION: None.

ADJOURNMENT: On a motion by Councilor Elmer, second by Councilor Mayo, it was unanimously, **VOTED:** TO ADJOURN THE MEETING AT 9:37 P.M.

A true copy,

Attest: _____
Kathryn J. Scott, City Clerk

GREENFIELD CITY COUNCIL MEMBERS

John Zon Community Center
Regular Meeting
June 23, 2021

Attendance

14. Jarvis, Edward	Y					
15. Guin, Daniel	Y					
16. Desorgher, Virginia	Y					
17. Bottomley, John	Y					
18. Dolan, Timothy	Y					
19. Gilmour, Sheila	Y					
20. Wheeler, Otis	Y					
21. Mayo, Douglas	Y					
22. Hirschfeld, Norman	Y					
23. Elmer, Philip	Y					
24. Forgey, Christine	Y					
25. Ricketts, Penny	Y					
26. Stempel-Rae, Ashley	Y					

IN MEMORY OF

MICHAEL MURPHY

APRIL 12, 1948 – JUNE 1, 2021



PUBLIC HEARING

In accordance with Home Rule Charter, the Greenfield City Council will hold a public hearing on Wed., July 21, 2021, at 7:00 p.m. at John Zon Community Center, 35 Pleasant St., to receive public input on the following:

- Repurpose \$20,431.92 from Previous Authorization FY19-122 from the Repair of Green River Road to Paving Mackin Avenue.

The City Council may consider the same on Wed., July 21, 2021, at 7:00 p.m. at John Zon Community Center, 35 Pleasant St. Materials can be obtained from the City Clerk's Office, 14 Court Sq. from 8:30 a.m.- 5:00 p.m., Mon. - Fri. or phone 413-772-1555, x. 6163.

Penny Ricketts, Greenfield City Council President

City Council – Second Reading- July 21, 2021

- Repurpose \$20,431.92 from Previous Authorization FY19-122 from the Repair of Green River Road to Paving Mackin Avenue.

CITY COUNCIL ORDER
City of GREENFIELD
MASSACHUSETTS

Councilor _____ :

Second by Councilor _____ :

The City Council,

Moved that it be ordered,

THAT THE GREENFIELD CITY COUNCIL VOTES TO AMEND THE CITY COUNCIL RULES OF PROCEDURE §565-2, RULE 2, MEETINGS, SECTION A: REGULAR MEETINGS, BY DELETING “7:00 P.M.”, AND INSERTING IN ITS PLACE “6:00 P.M.”

Majority Vote Required.

VOTE:

Explanation of supporting rationale:

§ 565-2. Rule 2, Meetings.

A. REGULAR MEETINGS

Regular meetings of the City Council shall be held at the John Zon Community Center, 35 Pleasant Street or, if agreed by a majority of the Committee Chairpersons, at any other suitable public building within the City of Greenfield, at 7:00 p.m. in the evening on the third Wednesday of each month. (Charter 2-6 (c) 1)

(1) In the event of elections and holidays, meetings will be held on the following business day.

CITY COUNCIL ORDER
City of GREENFIELD
MASSACHUSETTS

Councilor _____:
Second by Councilor _____:

The City Council,

Upon recommendation of Mayor Wedegartner, that it be ordered that

Ordered that,

AN ORDER TO ACCEPT THE PACE ACT AS DEFINED UNDER M.G.L. C 23M, TO SEE IF THE CITY OF GREENFIELD WILL ACCEPT THE PROVISIONS OF CHAPTER 23M OF THE MASSACHUSETTS GENERAL LAWS ALLOWING THE CITY TO PARTICIPATE IN THE PACE ACT OF MASSACHUSETTS **AS SET FORTH IN THE ATTACHED ORDINANCE.** (SEE ATTACHED EXHIBIT A)

Majority Vote Required

Vote:

Explanation of Supporting Rationale: Memo from Carole Collins,

Exhibit A

Ordinance Authorizing the City known as the Town of Greenfield to Participate in the Massachusetts Commercial Property Assessed Clean Energy Program (PACE Massachusetts)

WHEREAS, pursuant to M.G.L. c. 23M (the "PACE Act"), the Commonwealth has established a commercial sustainable energy program known as the Massachusetts Property Assessed Clean Energy Program ("PACE Massachusetts") to provide a financing mechanism ("PACE financing") to private owners of commercial and industrial properties for certain qualifying commercial energy improvements ("improvements"); and

WHEREAS, pursuant to the PACE Act, PACE Massachusetts is administered by the Massachusetts Development Finance Agency ("MassDevelopment"), in consultation with the Massachusetts Department of Energy Resources; and

WHEREAS, under PACE Massachusetts, the owner of the commercial or industrial property benefitting from the improvements (the "benefitted property") is required to repay the PACE financing through the payment of a betterment assessment (a "PACE betterment assessment") placed on such benefitted property by the municipality in which the benefitted property is located; and

WHEREAS, in order for an owner of commercial or industrial property to participate in PACE Massachusetts, Section 2 of the PACE Act requires that the municipality in which such property is located must elect to participate in PACE Massachusetts; and

WHEREAS, the City known as the Town of Greenfield (the "Municipality") has determined that it is in the best interest of the Municipality to participate in PACE Massachusetts as a "participating municipality," as provided in the PACE Act, to permit the owners of commercial and industrial properties located in the Municipality to access PACE financing for qualifying commercial energy improvements through PACE Massachusetts;

WHEREAS, NOW THEREFORE, BE IT ORDERED, as follows:

The City known as the Town of Greenfield with the approval of the Town Council of the City known as the Town of Greenfield hereby approves the Municipality participating in PACE Massachusetts pursuant to the PACE Act, and authorizes the Mayor to enter into a PACE Massachusetts Municipal Assessment and Assignment Agreement (the "Agreement") with MassDevelopment, pursuant to which the Municipality will agree to (i) levy PACE betterment assessments and impose PACE betterment assessment liens on benefitted properties located in the Municipality, in the amounts determined by MassDevelopment to be sufficient to repay the PACE financing, (ii) assign the PACE betterment assessment liens to MassDevelopment, which MassDevelopment may in turn assign to the providers of the PACE financing (each a "capital provider"), as collateral for such PACE financing, (iii) include on the property tax bills for the benefitted properties the installment payments necessary to repay the PACE betterment assessments, in the amounts and at the times as determined by MassDevelopment, (iv) collect and pay over to MassDevelopment or its designee, the PACE betterment assessment installment payments, as and when collected, and (v) enforce, to the extent required by the Agreement, the PACE betterment assessments and liens; the Agreement to be substantially in the form presented to this meeting, with such changes, modifications and insertions as the Mayor may approve as being in the best interest of the Municipality. The Collector Treasurer of the City or such other City agency as may be designated in the Agreement is authorized to levy such PACE betterment assessments and impose the PACE betterment assessment liens on behalf of the City without further authorization by this legislative body.

Notwithstanding any other provision of law to the contrary, officers and officials of the Municipality, including, without limitation, municipal tax assessors and tax collectors, are not personally liable to MassDevelopment or to any other person for claims, of whatever kind or nature, under or related to PACE Massachusetts, including, without limitation, claims for or related to uncollected PACE betterment assessments. Other than fulfillment of the obligations specified in the Agreement, the Municipality has no liability to the owner of the benefitted property or to any capital provider related to the Municipality's participation in PACE Massachusetts.

MEMORANDUM

TO: City Council
CC: Mayor Roxann Wedegartner
City Clerk
FROM: Carole Collins, Director of Energy and Sustainability
SUBJECT: AMENDED LANGUAGE FOR ORDER #FY 18-078 RE: PACE ACT
DATE: 7/8/2021

Amended Language for the Order to Accept the PACE Act

Please accept the attached information for the City Council's consideration to approve proposed amended language on the Order for the PACE Act. On April 18, 2018, the City Council unanimously approved an order to accept the PACE Act as defined under M.G.L. C 23M. In addition to the Order, an Ordinance was included in the City Council packet - page 3 of the attached Certified Vote document.

Legal counsel for both the City and MA Development (PACE Program Administrator) have determined that City Council approval is required to accept the amended language highlighted in the attached amended order – the highlighted language has been added to the original order.

Specifically, the ordinance authorizes the Mayor to enter into a PACE Agreement with MassDevelopment per the following excerpt from the 6th paragraph, "The City Council of the City of Greenfield hereby approves the Municipality participating in PACE Massachusetts pursuant to the PACE Act, and authorizes the Mayor to enter into a PACE Massachusetts Municipal Assessment and Assignment Agreement (the "Agreement") with MassDevelopment."

Greenfield is moving forward with the first PACE project in the Commonwealth and this is the final step before the Agreement can be executed.



City known as the Town of
GREENFIELD, MASSACHUSETTS

OFFICE of the CITY COUNCIL

President Karen Renaud
Vice President Penny Ricketts
Treasurer Wanda Muzyka-Pyfrom

Town Hall • 14 Court Square • Greenfield, MA 01301
Phone 413-772-1555 • Fax 413-772-1542
www.greenfield-ma.gov

At Large Karen Renaud
At Large Isaac J. Mass
At Large Penny Ricketts
At Large Ashley Stempel

Precinct 1 Verne Sund
Precinct 2 John Lobik
Precinct 3 Brickett Allis
Precinct 4 Wanda Muzyka-Pyfrom
Precinct 5 Timothy Dolan
Precinct 6 Sheila Gilmour
Precinct 7 Otis Wheeler
Precinct 8 Douglas Mayo
Precinct 9 Daniel Leonovich

Order no. FY 18-078

On April 18, 2018, the Greenfield Town Council, on a motion by Councilor Leonovich, second by Councilor Mass, it was unanimously,

VOTED: THAT IT BE ORDERED, UPON RECOMMENDATION OF MAYOR MARTIN, AN ORDER TO ACCEPT THE PACE ACT AS DEFINED UNDER M.G.L. C 23M, TO SEE IF THE CITY OF GREENFIELD WILL ACCEPT THE PROVISIONS OF CHAPTER 23M OF THE MASSACHUSETTS GENERAL LAWS ALLOWING THE TOWN TO PARTICIPATE IN THE PACE ACT OF MASSACHUSETTS

The motion was passed and so declared by the Town Council President.

A true copy,

ATTEST:

Deborah J. Tuttle,
Town Clerk

Xc Mayor
Accounting
Assessor
Treasurer/Collector
Energy Department

File, 2018, True Copy, 078 PACE.doc

*The Town of Greenfield is an Affirmative Action/Equal Opportunity Employer,
a designated Green Community and a recipient of the "Leading by Example" Award*

TOWN COUNCIL ORDER
Town of GREENFIELD
MASSACHUSETTS

Councilor _____ :
Second by Councilor _____ :

The Town Council,
Upon recommendation of Mayor Martin

An Order
To Accept the PACE Act as defined under M.G.L. c 23M

Ordered, that:

To see if the City of Greenfield will accept the provisions of Chapter 23M of the Massachusetts General Laws allowing the town to participate in the PACE Act of Massachusetts

Majority vote required
VOTE:

Chapter 23M: COMMERCIAL PROPERTY ASSESSED CLEAN ENERGY

Section 1 Definitions

Section 2 Option of municipalities to participate in commercial sustainable energy program

Section 3 Establishment of commercial sustainable energy program; PACE bonds; procedure upon financing request by benefited property owner; financing and assessment agreement; term and amortization schedule; recording of agreement; lien on property; sale or assignment of lien; tax obligation upon property or income acquired by agency; review of program; rules and regulations

Memo on amended PACE language for City Council

Carole Collins

to Roxann, me, Kathy

[Memo to Council PACE Ordinance amended language 21-0701.docx](#)

[\(224K\)](#)

Hello Mayor -

Attached is a memo that I hope is adequate to send out to the City Council to get a vote on the proposed amended language. Tammy - you don't know about this yet, but I've been in touch with Kathy and the Mayor that this issue might need to be addressed. The lawyers confirmed that it did, so I've put together the memo and 2 attachments. I also spoke with President Ricketts when I saw her yesterday to let her know this might come up, but I wasn't sure if she should be included on this email, because I know it's ultimately her decision whether this can be included on the July agenda. Please let me know if you need anything further from me, and my sincere apologies for this being so late - it's been more time consuming than you might expect.

Best,
Carole

Carole Collins

Director of Energy and Sustainability

City of Greenfield

14 Court Square

Greenfield, MA 01301

413/772.1412

CITY COUNCIL ORDER

**CITY of GREENFIELD
MASSACHUSETTS**

Councilor _____ :
Second by Councilor _____ :

The City Council,

Upon recommendation of Mayor Wedegartner and in accordance with
Massachusetts General Laws,

Moved that it be ordered,

That the Greenfield City Council approves repurposing in the amount of \$20,431.92
of the previous authorization FY19-122 for the Repair of Green River Road for paving
Mackin Avenue.

Majority Vote Required (7).

<u>DESCRIPTION</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>
Green River Road	40204990.5841	\$ 20,431.92

Balance in Green River Road: \$20,431.92

Original authorization: \$175,000.

Explanation or supporting rationale:

Attachments: DPW Superintendent Memo



Roxann Wedegartner
Mayor

City of
GREENFIELD, MASSACHUSETTS

Department of Public Works

Marlo M. Warner II

Director of Public Works

189 Wells Street • Greenfield, MA 01301

Phone 413-772-1528 • marlo.warner@greenfield-ma.gov • www.greenfield-ma.gov

May 10, 2021

To: City Council
From: Marlo Warner
CC: Mayor Wedegartner

RE: Repurpose of Green River Appropriation

Dear City Council,

I would like to request the remaining balance of \$20,431.92 appropriated for the Green River Road resurfacing project be repurposed for Mackin Avenue. This sum will fund the resurfacing of Mackin Avenue during our annual paving program late this summer. The Green River Road project has been completed and came in under budget. The original appropriation was for \$175,000.00.

Thank you for your consideration in advance.



*The City of Greenfield is an Affirmative Action/Equal Opportunity Employer,
a designated Green Community and a recipient of the "Leading by Example" Award*

05/12/2021 13:52
6907awar

Town of Greenfield
YEAR-TO-DATE BUDGET REPORT

P 1
glytdbud

FOR 2021 12

ACCOUNTS FOR:	ORIGINAL APPROP	TRANSFRS/ ADJUSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
4020 FY20 CAPITAL							
40204990 FY20 DPW CAPITAL PROJECTS							
52 Ordinary Expenses							
40204990 5841 Green River Road	175,000	0	175,000	154,568.08	.00	20,431.92	88.3%
TOTAL FY20 DPW CAPITAL PROJECTS	175,000	0	175,000	154,568.08	.00	20,431.92	88.3%
TOTAL FY20 CAPITAL	175,000	0	175,000	154,568.08	.00	20,431.92	88.3%
TOTAL EXPENSES	175,000	0	175,000	154,568.08	.00	20,431.92	

05/12/2021 13:52
6907awar

Town of Greenfield
YEAR-TO-DATE BUDGET REPORT

P 2
glytdbud

FOR 2021 12

	ORIGINAL APPROP	TRANSFRS/ ADJUSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
GRAND TOTAL	175,000	0	175,000	154,568.08	.00	20,431.92	88.3%
** END OF REPORT - Generated by Marlo Warner **							

CITY COUNCIL ORDER
City of GREENFIELD
MASSACHUSETTS

Councilor _____:
Second by Councilor _____:

The City Council,

Upon recommendation of Mayor Wedegartner

move that it be ordered that,

THE GREENFIELD CITYCOUNCIL AUTHORIZES THE GREENFIELD MONTAGUE TRANSPORTATION AREA (GMTA) TO SELL 382 DEERFIELD STREET, ASSESSORS MAP 15-4-0, UNDER THEIR AUTHORITY AS THE OWNERS OF THE PROPERTY.

Majority Vote Required

Vote:

Explanation of Supporting Rationale: Memo from Chief of Staff Letourneau

ROXANN WEDEGARTNER
Mayor



City Hall
14 Court Square
Greenfield, MA 01301
Phone 413-772-1560 • Fax 413-772-1519
mayor@greenfield-ma.gov
www.greenfield-ma.gov

City of
GREENFIELD, MASSACHUSETTS
OFFICE OF THE MAYOR

July 16, 2021

Dear Councilors,

Attached is a clarification on language for orders FY22-001 and FY22-002, located pages 26 & 27 of the council packet. This should be consolidated under one order, as attached.

The Parcel at 382 Deerfield St, 15-4-0, is owned by the Greenfield-Montague Transportation Area (GMTA). The GMTA leases this space to the Franklin Regional Transit Authority (FRTA).

Given that the FRTA is building a new garage under their own authority and that garage will likely be completed with its buildout later this year or early next year, they will cease to lease the Deerfield St. building.

Greenfield represents 1/2 of the GMTA interest on their Board of Directors. Each community is being asked to approve that GMTA list the property for sale. But please be clear, it is GMTA who owns the building.

This is a clarification from the earlier orders and the conversation at EDC.

Thank you,

Dani Letourneau
Chief of Staff to the Mayor



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City of Greenfield, Massachusetts
Property Record Card Card 1 of 1

Card 1 of 1

382 DEERFIELD ST

ID: 1231

Parcel ID: **15-4-0** Book/Page:

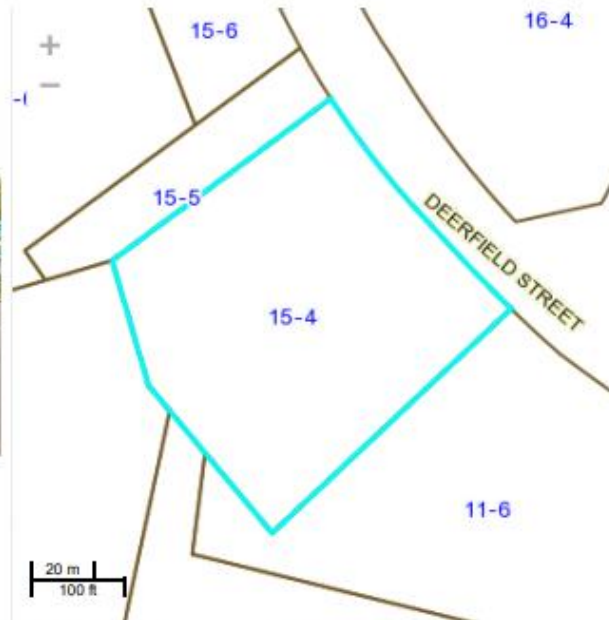
Owner: GREENFIELD MONTAGUE TRANSPORTATION AREA
Co-Owner: PLANNING DEPARTMENT TOWN OF GREENFIELD
Mailing Address: 14 COURT SQUARE
GREENFIELD MA 01301

Assessment Total: \$652,100
Total Building: \$516,100 Land: \$86,600 Yard Items: \$49,400

Land Information

Land Area: 1.36542 Primary Zoning: GC
Land Use: IMP CTY REG
Neighborhood: CF

[View sketch](#)



Building Information

Year Built: 1940
Style: REPAIR GAR
Rooms:
Bedrooms:
Full Baths: 0
3/4 Baths: 1
1/2 Baths: 1
Gross Area:
Finished Area: 15,646

Stories: 1

Heat Fuel: OIL
Heat Type: UNIT HTRS
Frame: WOOD
Exterior: BRICK
Roof Structure: FLAT
Roof Covering: TAR+GRAVEL
Kitchens: 0
Fireplaces: 0

Important Information

Certified property values are for fiscal year 2021.
Property ownership is updated monthly.
Sales history is updated monthly.

Sales History

Grantor

<u>Legal Reference</u>	<u>Sale Date</u>	<u>Sale Price</u>
896-71	12/23/1911	\$35,000
896-71	12/23/1911	\$0
577-65	12/23/1911	\$0
1483-207	12/23/1911	\$0
1028-390	12/23/1911	\$1
102-390	12/23/1911	\$1
	12/23/1911	\$1
N/A	1/1/1941	\$0



MainStreetGIS, LLC
www.mainstreetgis.com

Total Card	Total Parcel
652,100 /	652,100
652,100 /	652,100
652,100 /	652,100

382 DEERFIELD ST
GREENFIELD, MA

GREENFIELD MONTAGUE TRANSPORTATION AREA
PLANNING DEPARTMENT TOWN OF GREENFIELD
14 COURT SQUARE
GREENFIELD, MA 01301-0000

Ovm Occ	Type
---------	------

[illegible]

This parcel contains 1.36542 AC of land mainly classified as IMP CTY REG1 with a REPAIR GAR building built about 1940, having primarily BRICK Exterior and 15,646 Square Feet, with 1 Commercial Unit, 1 3/4 Bath, 1 Half Bath.

Code	Desc	Amt	Comm Int Amt

Item	Code	Item	Code	%
Util. 12 - SEWER		Dist. 1	Greenfield	
Util. 23 - WATER		Dist. 2		
Util. 35 - GAS		Dist. 3		
Census		Zone 1	GC	100
Flood Haz		Zone 2		
Topo		Zone 3		
Street 1 - PAVED				
Traffic				
Exempt				

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
992	516,100	49,400	1.37	86,600	652,100
Building Total	516,100	49,400	1.37	86,600	652,100
Parcel Total	516,100	49,400	1.37	86,600	652,100
Source	0 - Mkt Ask Cost	Total Value SQ/Bldg	41.68	Total Value SQ/Plot	41.68

Tax Yr	Cat.	Use	Bldg Value	Yard Items	Land Size	Land Value	Total Appraised	Total Assessed	Notes	Date
2021	FV	992	516,100	49,400	1.37	86,600	652,100	652,100		12/21/2020
2020	FV	992	457,400	50,300	1.37	86,600	594,300	594,300		12/12/2019
2019	EX	992	457,400	51,100	1.37	86,600	595,100	595,100		12/21/2018
2018	FV	992	407,000	52,700	1.37	81,500	541,200	541,200		01/22/2018
2017	FV	992	407,000	52,700	1.37	81,500	541,200	541,200		10/25/2016
2016	FV	992	405,200	54,600	1.37	81,500	541,300	541,300		10/29/2015
2015	FV	332	451,700	42,500	1.37	81,500	575,700	575,700	Year end roll	01/12/2015
2014	FV	332	451,700	42,500	1.36	81,500	575,700	575,700	Year End Roll	12/16/2013
2013	FV	332	444,400	43,400	1.36	81,500	569,300	569,300		10/18/2012
2012	FV	332	444,400	44,200	1.36	81,500	570,100	570,100	gateway final	10/7/2011

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verification	Notes
			12/23/1911	1	No		

10/10/2019 3:30:13PM

apno

USER DEFINED

PriorD1a

015

PriorD2a

PriorD3a

[illegible]

Date	Result	By	PriorD1a
06/09/2015	15	JKing	004
06/01/2006	14	L Reed	PriorD2b
06/03/2005	3	Lisa Quacken	PriorD3b
12/16/2004	3	L Reed	
03/08/1994	15	L Reed	PriorD1c
07/29/1991	3	Peter Klejna	
			PriorD2c
			PriorD3c
			Assessor Map

LUC	LUC Description	LUC Fact.	# Units	Depth	Unit Type	Und Type	LT Fact.	Base Val.	Unit Price	Adj. Price	NBC	Fact.	N.Mod	Inf 1	%	Inf 2	%	Inf 3	%	Appraised	Alt LUC	%	Special Land	Juris	L. Fact	Assessed	Notes
992	IMP CTY REGI	1	59,210		SF	SITE	1		1.72	1.46	CF	1								86,600			0	1	86,600		
992	IMP CTY REGI	1	268		FF	SITE	1		0	0	CF	1								0			0	1	0		

Disclaimer: This Information is believed to be correct but is subject to change and is not guaranteed.

Property ID: 1231 Building Sequence: 1 Data As Of Date: 07/08/2021 Year: 2021 User: kimberlym db: Assess50Greenfield



Patriot
PROPERTIES INC.

User Account
GIS Coord 1
GIS Coord 1
Insp Date

PRINT
Date 7/8/2021 Time 3:58:00PM

LAST REV	
Date	Time
10/10/2019	3:30:13PM
2019	

USER DEFINED	
PriorID1a	
015	
PriorID2a	
PriorID3a	

PriorID1b
004
PriorID2b
PriorID3b
PriorID1c
PriorID2c
PriorID3c
Assessor Map

Exterior Information

Type	39 - REPAIR GAR		
Story Height	1		
(Liv) Units	0	Total	1
Foundation	6 - SLAB		
Frame	1 - WOOD		
Prime Wall	7 - BRICK		
Sec Wall	21 - CONC BLOCK	50%	
Roof Struct	4 - FLAT		
Roof Cover	4 - TAR+GRAVEL		
Color	BRICK		
View/Desir			
Bl'd Name			

General Information

Grade	B - GOOD (-)		
Year Built	1940	Eff Yr. Blt.	
Alt LUC			
Jurisdiction			
Const. Mod.			

Interior Information

Avg Ht / Fl			
Prime Int Wall	5- MINIMUM		
Sec Int Wall	2- PLASTER	10%	
Partition	7- TYPICAL		
Prime Floor	12- CONCRETE		
Sec Floor	4- CARPET	10%	
Bsmnt Floors	12- CONCRETE		
Sub Floors			
Bsmnt Garage	0		
Electric	1- EXTENSIVE		
Insulation	2- TYPICAL		
Int Vs Ext			
Heat Fuel	1- OIL		
Heat	7- UNIT HTRS		
# Heat Sys	6		
% Heated	100	% AC	10
% Solar HW		% Cntrl Vac	
% Comm Wall		% Sprinkled	64

Special Features / Yard Items

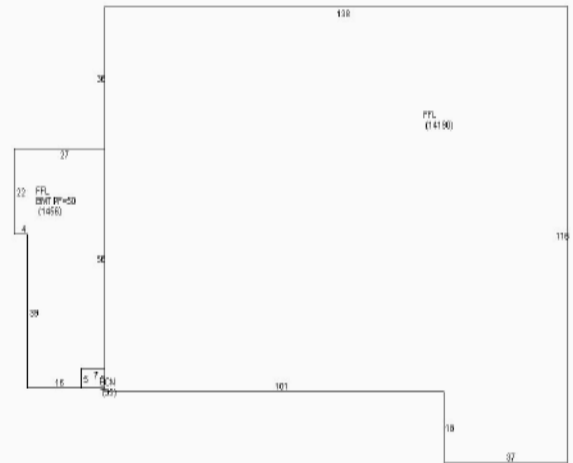
Code	SPYIDesc	A	YIS	Qty	Size	Qual	Com	Year	Unit Price	DIS	Dep%	LUC	L.Fact	NB	N.Fact	Juris	J.Fact	Appraisal Value	Assd Value
75	LIFT	D	S	1	1.00	A	AV	1940	4,000.00	T			1		1		1	1,600	1,600
70	PUMP-DBL	D	Y	1	1.00	A	FR	2000	14,000.00	T			1		1		1	6,300	6,300
71	TANK-IG	D	Y	1	12000.00	A	AV	1998	2.75	T			1		1		1	14,100	14,100
77	LITE-SIN	D	Y	3	1.00	A	AV	1970	700.00	T			1		1		1	800	800
85	PAVING	D	Y	1	27300.00	A	FR	1970	2.50	T			1		1		1	17,200	17,200
63	VAULT	M	S	1	270.00	A	AV	1940	110.00	B			1		1		1	14,200	14,200
64	MEZ-FIN	M	Y		308.00	F	FR	1940	46.00				1		1		1	9,700	
86	CONC PAV	A	Y		936.00	A	FR	1970	3.75				1		1		1	1,300	1,300
Building Totals					Yard Item Appraised				49,400		Special Feature Appraised						15,800	65,200	65,200
Parcel Totals					Yard Item Appraised				49,400		Special Feature Appraised						15,800	65,200	65,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Comments

BUS + VAN STORAGE AND REPAIR FRONTAGE 268, GMTA
SECOND LIFT NOT BUILT IN PERSONAL PROPERTY

Sketch



Condo Information

Location	
Total Units	
Floor	1 - 1ST FLOOR
% Own	
Name	

Bath Features

Full Bath	0	Rating	
Add Full	0	Rating	
3/4 Bath	1	Rating	A - AVERAGE
Add 3/4	0	Rating	
1/2 Bath	1	Rating	A - AVERAGE
Add 1/2	0	Rating	
Other Fix	2	Rating	A

Res Breakdown

Floor	No. Unit	Rooms	Bedrooms
Bl'd Total			
Proj Total			

Remodeling

Exterior	
Interior	
Additions	
Kitchen	
Bath	
Plumbing	
Electric	
Heating	
General	

Other Features

Kitchens	0	Rating	
Add Kitchen	0	Rating	
Fireplaces	0	Rating	
WS Flues	0	Rating	

Calc Ladder

Base Rate	58.00	Depreciation	393,716
Size Adj.	0.77670	Depreciated Total	514,511
Const. Adj.	0.94590	Juris Fact	1.0000
Adj. Price	\$42.51	Special Features	\$1,600
Groble Factor	1.18000	Lump Sum	0
Other Features	\$24,040	Final Total	\$516,100
NBH Modl	1.0000	Override Value	
NBC Infl.	1.0000	Assessment Factor	1.0000
LUC Factor	1.0000	Assessed Value	\$516,100
Adj. Total (RCN)	908,227	Total \$/SF	\$32.99
Depreciation %		Underpr \$/SF	50.27980

Mobile Home

Make	Model	Serial #	Year	Color
------	-------	----------	------	-------

Comparable Sales

Rating	Parcel ID	Type	Sale Date	Price
Avg Rating		Indicated Value		

Sub Areas

Code	Description	Net Area	Gross Area	F. Area	Sz Adj Area	Rate - All	Undepr. Value
FFL	1ST FLOOR	15,646	15,646	15,646	15,646	46.34	715,471
UCN	PR CNPY	35	35	0	0	4.26	149
BMT	BASEMENT	1,456	1,456	0	0	8.52	12,400
Building Totals		17,137	17,137	15,646	15,646		728,020
Parcel Totals		17,137	17,137	15,646	15,646		728,020

Alt Areas

Suite Area	Alt Type	% Alt	# Tenants	Qual	% U.
FFL	OFC	10	0	A	100
FFL	OFC	15	0	A	100

 Image



CITY COUNCIL ORDER
City of GREENFIELD
MASSACHUSETTS

Councilor _____ :
Second by Councilor _____ :

The City Council,

Upon recommendation of Mayor Wedegartner and in accordance with MGL Part I, Title II, Chapter 10, Section 58A,

moves that it be ordered that,

the City Council renews the state-authorized cultural district for five (5) years to be names “the Crossroads Cultural District”, and further, Endorses the submission of this application for renewal and agrees to foster the continued development of the cultural district, Endorses the state-sponsored cultural district goals: attracting artists and cultural enterprises, encouraging business and job development, establishing tourist destinations, preserving and reusing historic buildings, enhancing property values, and fostering local cultural development, Will appoint the Mayor or designee to represent the city within the district partnership of said cultural district, Encourages all who own property or businesses within said cultural district to involve themselves and participate in the full development of the cultural district, and Recommends that city agencies identify programs and services that could support and enhance the development of the cultural district and ensure that those programs and services are accessible to the cultural district.

Majority Vote Required

Vote:

Explanation of Supporting Rationale:

Resolution to Renew the Crossroads Cultural District

A resolution by the City of Greenfield, Massachusetts to renew the state-authorized cultural district for at least (5) years to be named: the Crossroads Cultural District.

WHEREAS, Greenfield wishes to pursue the renewal of a state-authorized cultural district through the enabling legislation (MGL Part I, Title II, Chapter 10, Section 58A);

WHEREAS, Greenfield has a mixed-use geographical area that has a concentration of cultural facilities and assets;

WHEREAS, the Crossroads Cultural District received designation in 2016 and for five years, has implemented the activities and programs enabled by (MGL Part I, Title II, Chapter 10, Section 58A);

WHEREAS, Greenfield has created a broad and diverse partnership of stakeholders committed to cultural, community, and economic development to provide oversight of the district;

WHEREAS, the Massachusetts Cultural Council will be petitioned in accordance with its guidelines and criteria to renew said cultural district;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Greenfield that:

Article 1. Endorses the submission of this application for renewal and agrees to foster the continued development of the cultural district.

Article 2. Endorses the state-sponsored cultural district goals: attracting artists and cultural enterprises, encouraging business and job development, establishing tourist destinations, preserving and reusing historic buildings, enhancing property values, and fostering local cultural development.

Article 3. Will appoint the Mayor or designee to represent the city within the district partnership of said cultural district.

Article 4. Encourages all who own property or businesses within said cultural district to involve themselves and participate in the full development of the cultural district.

Article 5. Recommends that city agencies identify programs and services that could support and enhance the development of the cultural district and ensure that those programs and services are accessible to the cultural district.

ADOPTED ON THIS DAY OF _____ OF _____ (year) _____

President of City Council signature _____

Date signed _____

Mayor's signature _____ Date signed _____

GREENFIELD, MASS
2021 JUN 29 AM 10:31
CITY CLERK

CITY COUNCIL ORDER
City of GREENFIELD
MASSACHUSETTS

Councilor _____:

Second by Councilor _____:

The City Council,

Upon recommendation of Mayor Wedegartner, that it be ordered that

Ordered that,

The City Council vote to accept a gift of property to the City of Greenfield at 0 Bungalow Avenue (Parcel ID 127-65-0).

Majority Vote Required

Vote:

Explanation of Supporting Rationale: Comments from the Mayor; Standard Operating Procedure RE0001-03-M, Policy on Sale Lease or Option of City-Owned Land

Majority Vote Required

Vote:

Explanation of Supporting Rationale:

The property formerly belonging to Don and Sharon Lorenz is now owned by the heirs (the children), none of whom live in Greenfield and do not want to use the property. It does appear on our books as land for a "paper street"; however, the DPW does say that they have no plans to use it for a street at this time.

June 22, 2021

Roxann Wedegartner, Mayor
City of Greenfield
City Hall, 14 Court Square
Greenfield, MA 01301

Dear Roxann,

We would like to gift to the city of Greenfield the parcel located at 0 Bungalow Ave., parcel ID 127-65-0. This property was bought years ago by our parents, Donald and Sharon Lorenz when our dad was building the Countryside condominium complex. Since both of our parents are deceased and the property is not usable by anyone in our family, and no one in our family resides in Greenfield anymore we would like to present it as a gift to the city and in turn be relieved of our property tax obligations.

Please present this gift to the town council for their review at the July meeting.

Thank you so much for your help in this matter and I will be looking forward to hearing from you after the council has had the time to review our proposal. Thanks again.

Sincerely,



Nancy L. Chattin
Trustee of the Sharon L. Lorenz trust

CITY COUNCIL ORDER

City of GREENFIELD

MASSACHUSETTS

Councilor _____ :

Second by Councilor _____ :

The City Council,

Moved that it be ordered,

THAT THE GREENFIELD CITY COUNCIL DECLARES REAL ESTATE ON LAUREL STREET, BEING SHOWN ON ASSESSORS MAP 41, BLOCK 2-0, TO BE SURPLUS PROPERTY AND TRANSFERS SAID PROPERTY TO THE MAYOR FOR SALE.

Majority Vote Required

Vote:

Explanation of supporting rationale:

CITY COUNCIL ORDER

City of GREENFIELD

MASSACHUSETTS

Councilor _____ :

Second by Councilor _____ :

The City Council,

Moved that it be ordered,

THE GREENFIELD CITY COUNCIL AUTHORIZES THE MAYOR TO SELL LAUREL STREET, ASSESSORS MAP R 41-2-0, PURSUANT TO THE CITY COUNCIL POLICY FOR THE SALE OF CITY OWNED LAND AND AUTHORIZE THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY TO ACCOMPLISH THE SAME.

Majority Vote Required

Vote:

Explanation of supporting rationale:

Memo from Chief of Staff Letourneau

ROXANN WEDEGARTNER
Mayor



City Hall
14 Court Square
Greenfield, MA 01301
Phone 413-772-1560 • Fax 413-772-1519
mayor@greenfield-ma.gov
www.greenfield-ma.gov

City of
GREENFIELD, MASSACHUSETTS
OFFICE OF THE MAYOR

MEMO

TO: Council President Penny Ricketts
FROM: Dani Letourneau, Acting Mayor, Chief of Staff to Mayor Wedegartner
DATE: 7/15/2021
RE: Last Minute Agenda Item for the Council

Dear President Ricketts,

I respectfully submit the following order to the council for consideration at this month's regular meeting.

The parcel in question is Laurel Street, Assessor's Map R41-2-0, most commonly known as the former Bendix property. The City of Greenfield has been working to sell this property since 2016. This administration was working under the information that the council voted in March of 2016 to designate the parcel as excess property and allow the Mayor to put it up for sale. However, this was the last document we were not able to provide to the attorneys and buyers

The City has a buyer and, after many extensions, the closing was scheduled for Friday July 16.. The buyers have agreed to do one more extension in order for the council to vote.

Selling this land is extremely advantageous to the City, and to the community. And I appreciate your consideration at this late time.

-Dani



The City of Greenfield is an Affirmative Action/Equal Opportunity Employer, a designated Green Community and a recipient of the "Leading by Example" Award

